HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2013

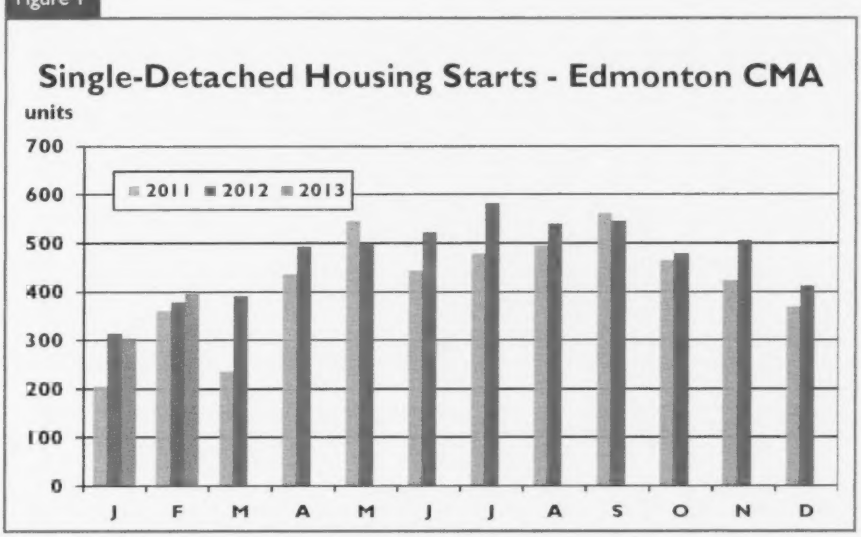
Home Market

Edmonton Housing Starts in February 2013

After a positive showing in January, housing starts in the Edmonton Census Metropolitan Area (CMA) continued to trend up in the second month of 2013. There were a total of 1,054 units started in February 2013, up from 596 starts in February 2012. Within the City of Edmonton, total housing starts rose in February to 871 units from 372 units in 2012. Outside city limits, builders began construction on 183 units, compared to 225 starts recorded in February 2012. During the first two months of 2013, total starts increased by 42 per cent from the levels in 2012, reaching 1,673 units.

Single-detached starts in the Edmonton CMA increased by four per cent year-over-year in February, totalling 395 units. Starts inside Edmonton City limits rose by 24 per cent from February 2012, totalling 276 units. On a year-to-date basis, single-detached starts increased by one per cent, reaching 699 units.

Figure 1



Source: CMHC

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Figure 2

Source: CMHC

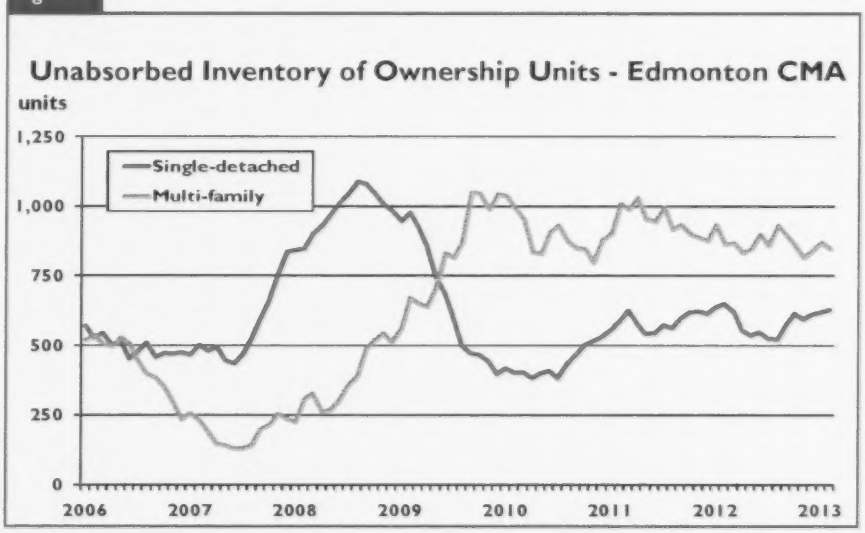
There were 410 single-detached units completed in February 2013, a nine per cent decrease from the 451 units finished in 2012. This left the number of single-detached units under construction at 3,619 in the second month of 2013, up 11 per cent from a year earlier. There were 401 single-detached units absorbed in February 2013, down eight per cent from the corresponding month in 2012. The inventory of complete and unabsorbed single-detached homes was 628 units in February 2013, down from 649 units in the same month a year earlier.

The average absorbed price of single-detached units in February remained stable, down less than one per cent year-over-year to $512,855. The median price of absorbed single-detached homes also remained relatively unchanged, rising 0.4 per cent from $449,850 in 2012. Data from Statistics Canada's New House Price Index (NHPI) in January 2013 was also on-par with 2012 levels. Contractor selling prices reported in the index decreased by less than one per cent from the previous year. Within the city of Edmonton, the average absorbed price for a single-detached home was $509,682 in February 2013, down from the $512,248 recorded in the same month in 2012.

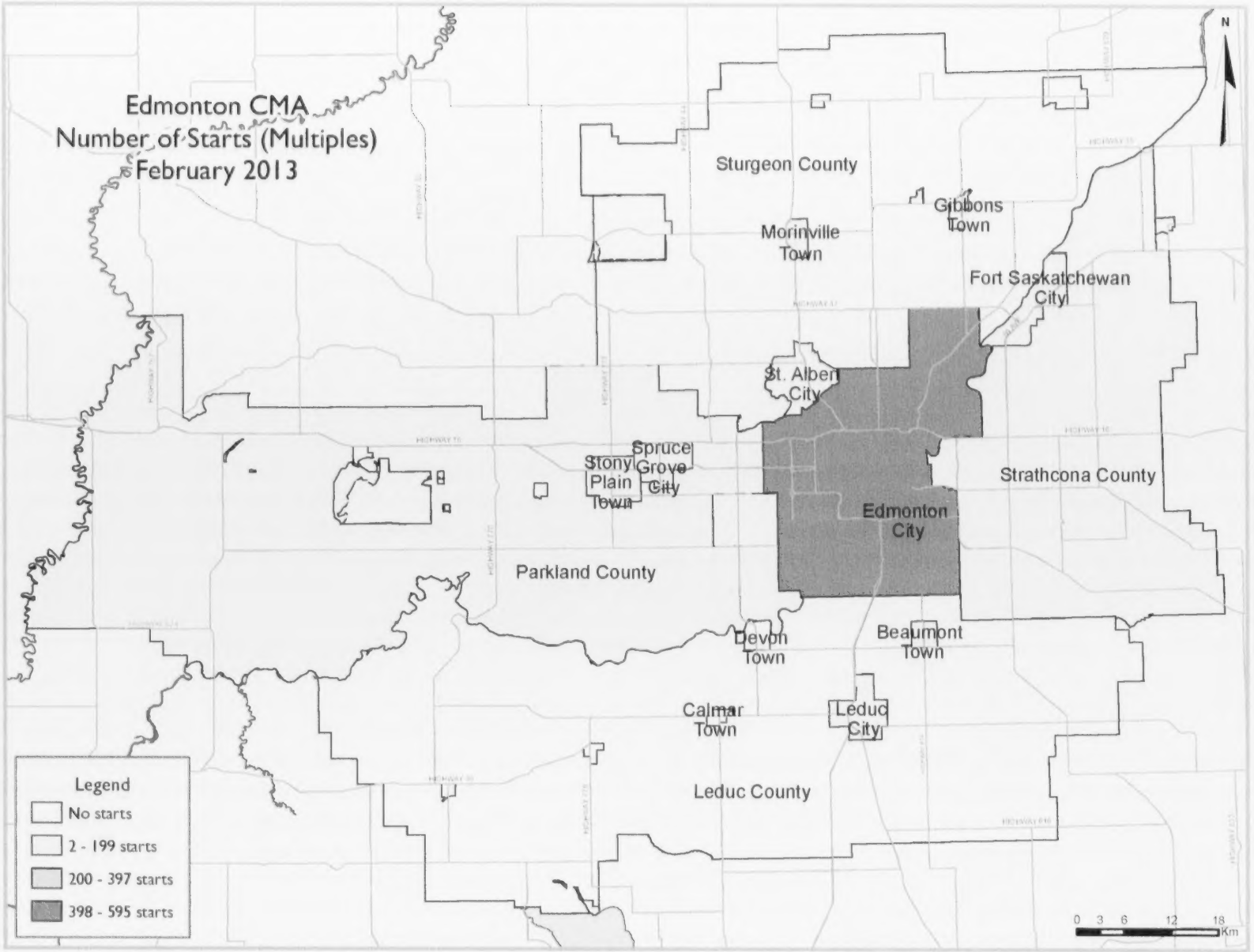
Multi-family starts in the Edmonton CMA, which consists of semi-detached units, rows, and apartments, totalled 659 units in February compared to the 219 units started in February 2012. The majority, at 82 per cent, occurred within the City of Edmonton. Increases were seen across all segments in the multi-family category. Apartment starts totalled 319 units in February compared to no starts in February 2012, semi-detached starts increased to 152 units compared to 126 starts recorded in the same month in 2012, and row housing starts increased to 188 units from 93 units recorded in 2012. During the first two months of 2013, multi-family starts doubled from the levels in 2012, totalling 974 units.

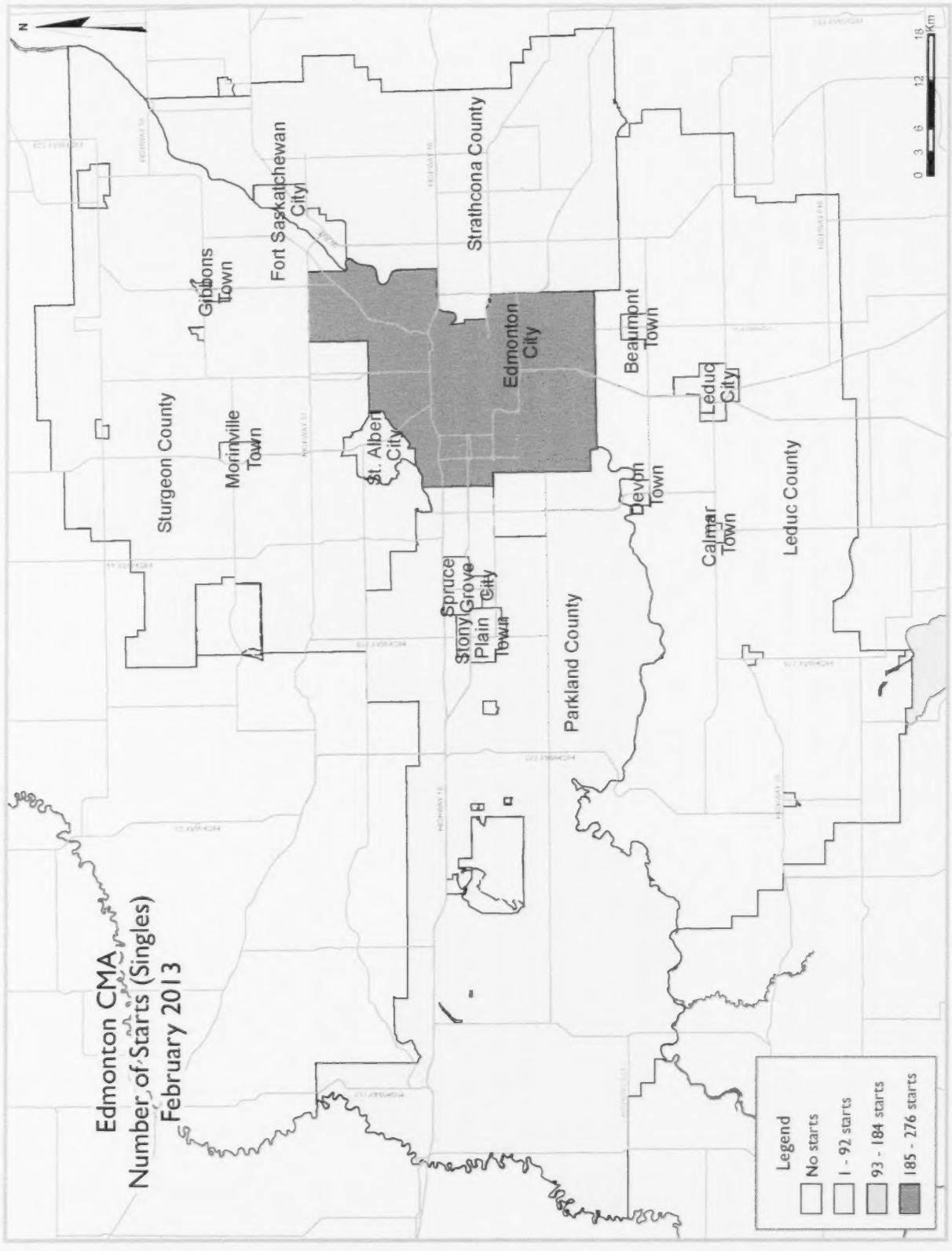
Due to a strong rise in multi-family starts in 2012, completions of multi-family units more than doubled on a year-over-year basis in February 2013. There were 604 completed units in Edmonton from the 263 units recorded in the same month in 2012. The number of multi-family units under construction moved up as well. A total of 8,018 multi-family units were under construction in February, up from the 5,576 units in 2012.

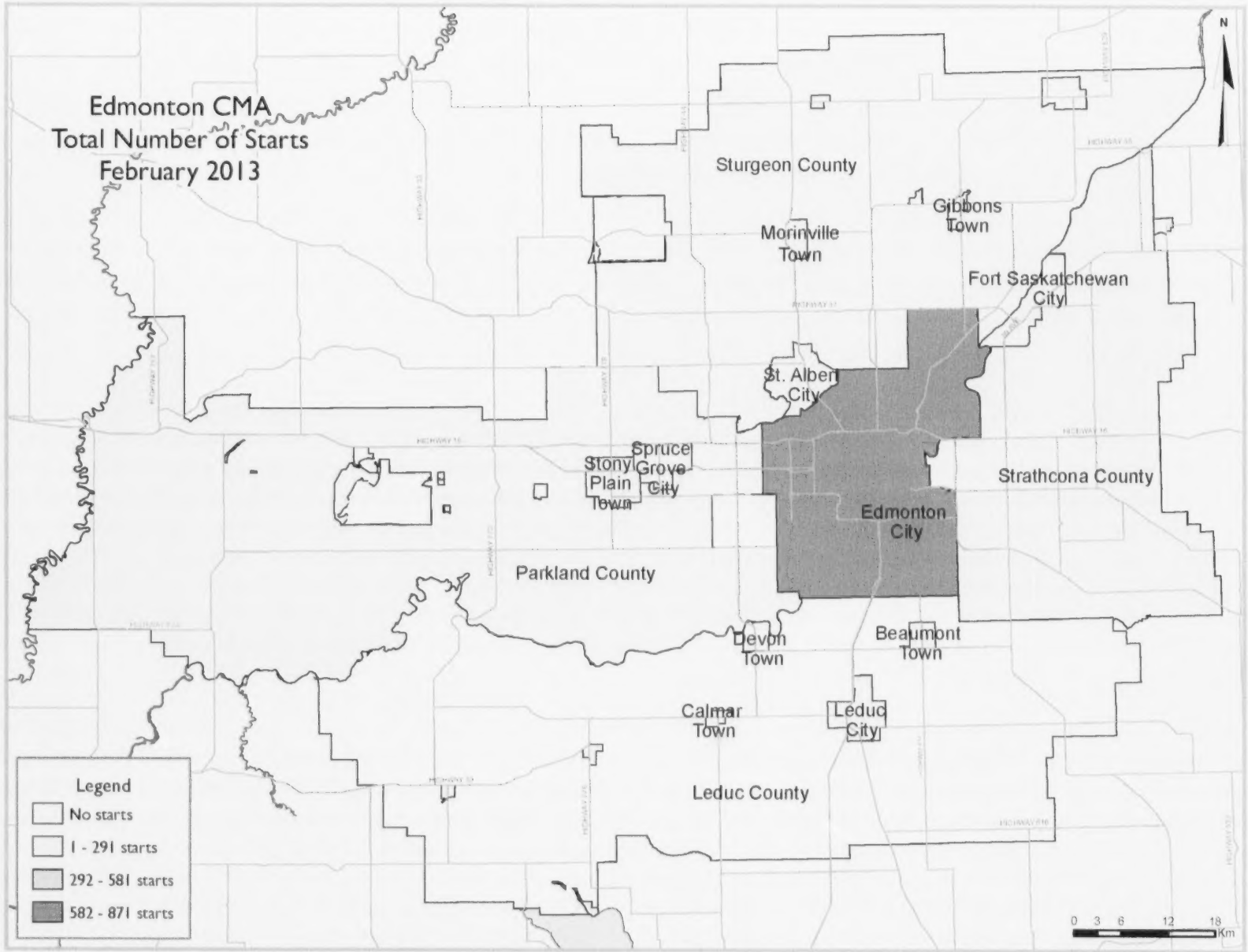
Figure 3

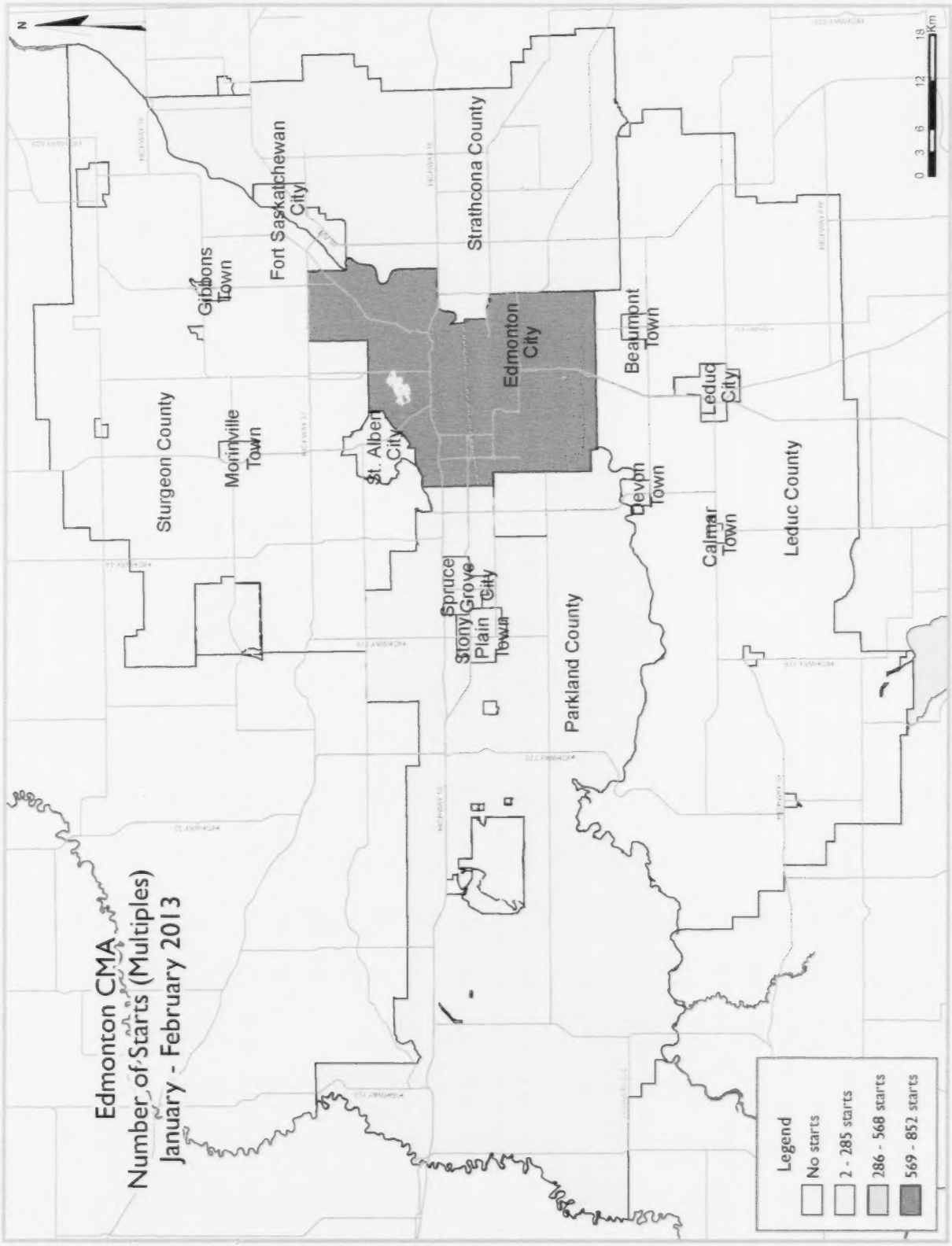


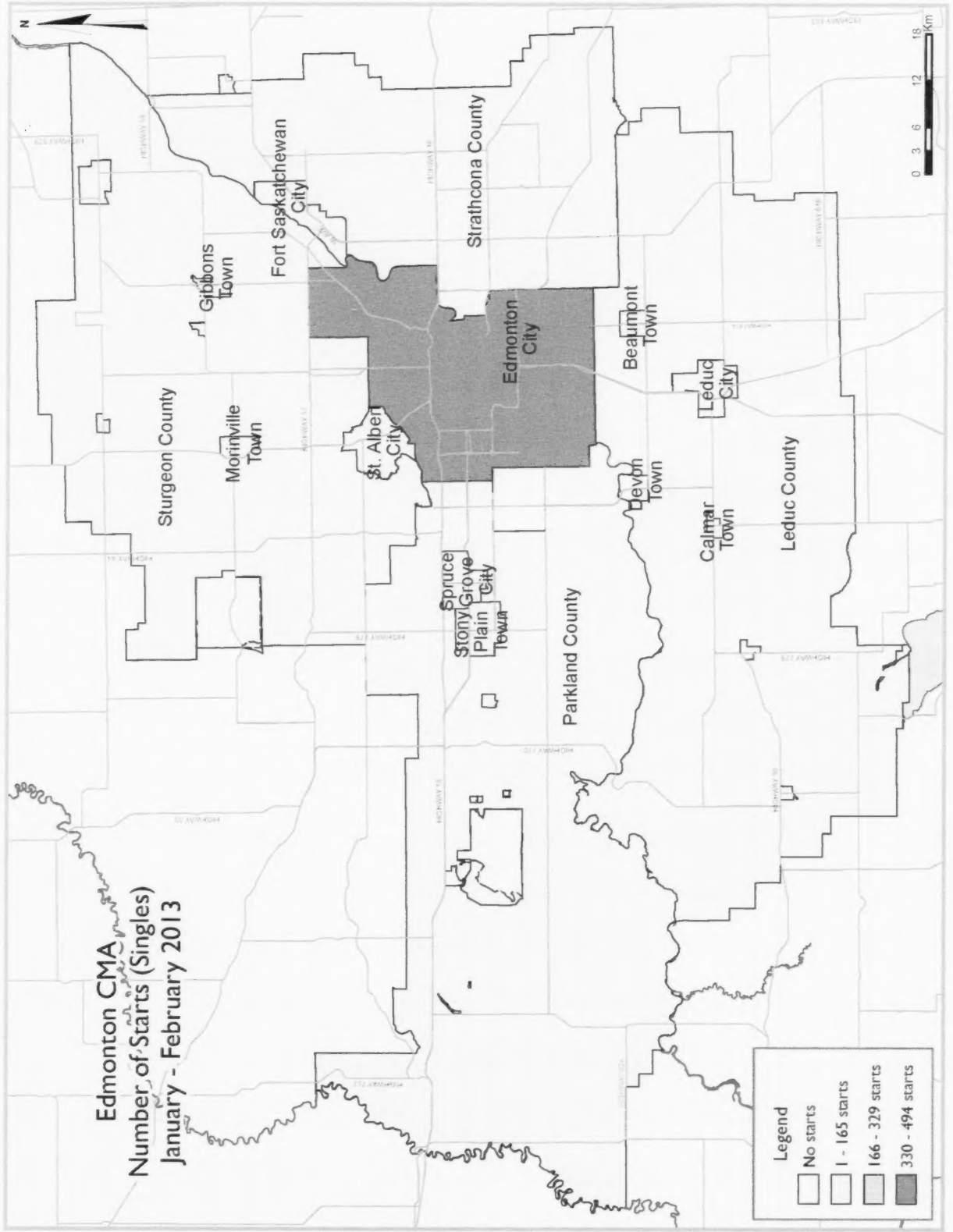
Source: CMHC

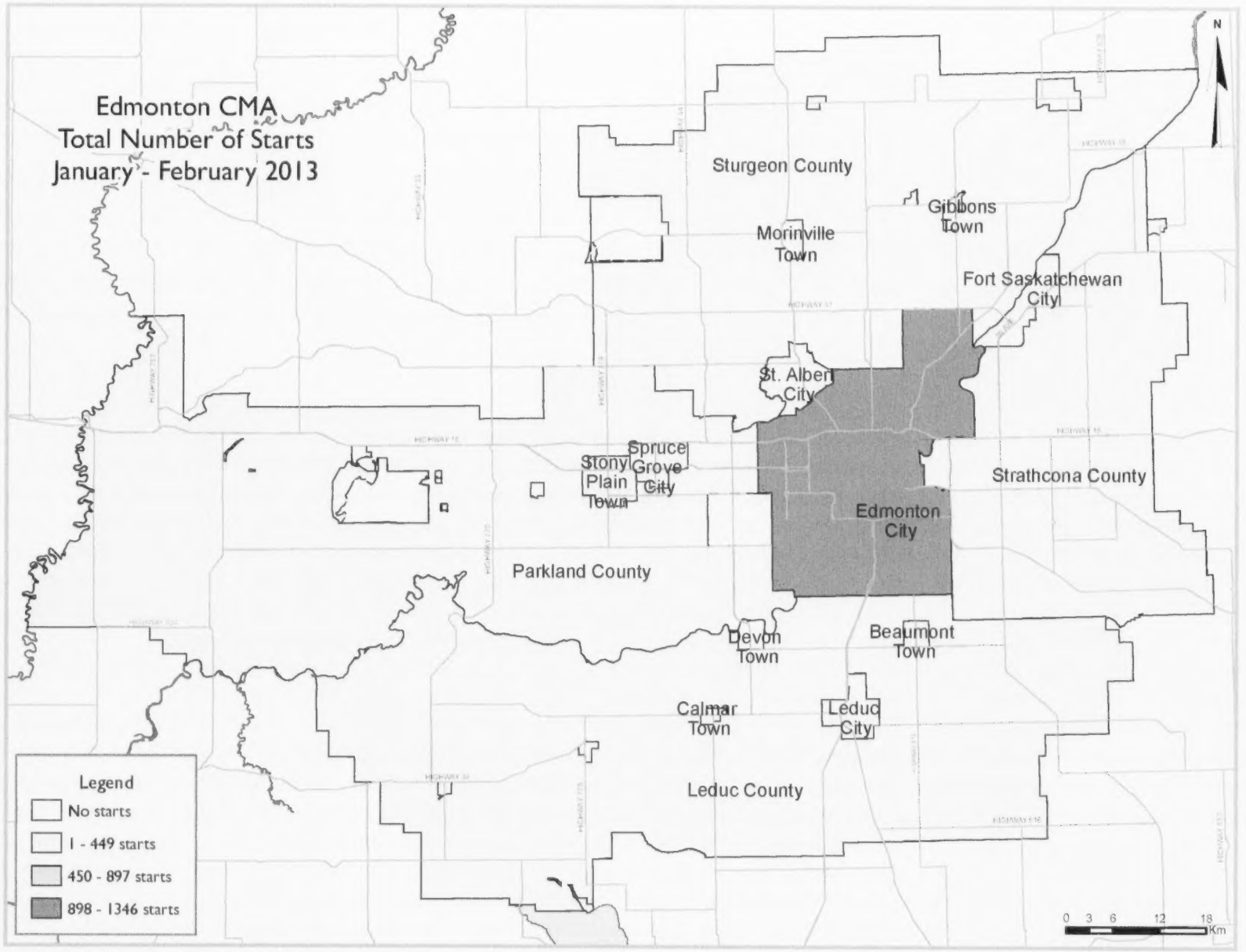

Edmonton CMA
Number of Starts (Multiples)
February 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 199 starts
200 - 397 starts
398 - 595 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
February 2013
Legend
No starts
1 - 92 starts
93 - 184 starts
185 - 276 starts
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
February 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 291 starts
292 - 581 starts
582 - 871 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - February 2013
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 285 starts
286 - 568 starts
569 - 852 starts


Edmonton CMA
Number of Starts (Singles)
January - February 2013
Legend
No starts
1 - 165 starts
166 - 329 starts
330 - 494 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km
N


Edmonton CMA
Total Number of Starts
January - February 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 449 starts
450 - 897 starts
898 - 1346 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2013	395	140	39	0	161	319	0	0	1,054
February 2012	378	114	11	0	94	0	0	0	597
% Change	4.5	22.8	**	n/a	71.3	n/a	n/a	n/a	76.5
Year-to-date 2013	698	244	63	1	196	393	0	78	1,673
Year-to-date 2012	690	188	18	2	147	0	0	130	1,175
% Change	1.2	29.8	**	-50.0	33.3	n/a	n/a	-40.0	42.4
UNDER CONSTRUCTION									
February 2013	3,605	1,260	151	6	1,112	3,794	20	1,689	11,637
February 2012	3,239	832	110	12	839	2,879	19	906	8,836
% Change	11.3	51.4	37.3	-50.0	32.5	31.8	5.3	86.4	31.7
COMPLETIONS									
February 2013	410	158	19	0	44	119	2	262	1,014
February 2012	451	94	4	0	82	0	6	77	714
% Change	-9.1	68.1	**	n/a	-46.3	n/a	-66.7	**	42.0
Year-to-date 2013	826	326	53	1	149	230	2	464	2,051
Year-to-date 2012	824	186	4	1	173	82	8	148	1,426
% Change	0.2	75.3	**	0.0	-13.9	180.5	-75.0	**	43.8
COMPLETED & NOT ABSORBED									
February 2013	627	189	40	1	157	463	n/a	n/a	1,477
February 2012	648	135	19	1	192	518	n/a	n/a	1,513
% Change	-3.2	40.0	110.5	0.0	-18.2	-10.6	n/a	n/a	-2.4
ABSORBED									
February 2013	401	140	13	0	59	137	n/a	n/a	750
February 2012	438	82	2	0	69	98	n/a	n/a	689
% Change	-8.4	70.7	**	n/a	-14.5	39.8	n/a	n/a	8.9
Year-to-date 2013	809	297	41	0	156	242	n/a	n/a	1,545
Year-to-date 2012	789	172	3	0	132	152	n/a	n/a	1,248
% Change	2.5	72.7	**	n/a	18.2	59.2	n/a	n/a	23.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
February 2013	276	102	19	0	155	319	0	0	871
February 2012	223	64	3	0	82	0	0	0	372
Beaumont Town									
February 2013	12	4	8	0	0	0	0	0	24
February 2012	6	0	0	0	0	0	0	0	6
Devon Town									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2013	20	4	0	0	0	0	0	0	24
February 2012	16	4	0	0	2	0	0	0	22
Leduc City									
February 2013	23	14	0	0	0	0	0	0	37
February 2012	23	14	0	0	0	0	0	0	37
Leduc County									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	6	0	0	0	0	0	0	0	6
Morinville Town									
February 2013	3	0	4	0	0	0	0	0	7
February 2012	3	0	0	0	0	0	0	0	3
Parkland County									
February 2013	7	2	0	0	0	0	0	0	9
February 2012	9	2	0	0	0	0	0	0	11
Spruce Grove City									
February 2013	15	6	8	0	0	0	0	0	29
February 2012	30	14	8	0	0	0	0	0	52
St. Albert City									
February 2013	8	0	0	0	0	0	0	0	8
February 2012	13	0	0	0	0	0	0	0	13
Stony Plain Town									
February 2013	2	8	0	0	0	0	0	0	10
February 2012	17	6	0	0	0	0	0	0	23
Strathcona County									
February 2013	23	0	0	0	6	0	0	0	29
February 2012	27	10	0	0	10	0	0	0	47
Sturgeon County									
February 2013	2	0	0	0	0	0	0	0	2
February 2012	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
February 2013	4	0	0	0	0	0	0	0	4
February 2012	0	0	0	0	0	0	0	0	0
Edmonton CMA									
February 2013	395	140	39	0	161	319	0	0	1,054
February 2012	378	114	11	0	94	0	0	0	597

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
February 2013	2,254	938	70	6	914	3,542	8	1,502	9,234
February 2012	1,898	586	75	11	636	2,594	15	480	6,295
Beaumont Town									
February 2013	178	28	23	0	0	0	0	0	229
February 2012	172	14	0	0	0	0	0	66	252
Devon Town									
February 2013	11	0	0	0	5	0	0	0	16
February 2012	10	2	0	0	5	0	0	0	17
Fort Saskatchewan City									
February 2013	137	38	0	0	8	0	0	0	183
February 2012	128	46	0	1	4	0	0	0	179
Leduc City									
February 2013	196	84	15	0	25	160	0	0	480
February 2012	153	72	4	0	24	0	0	127	380
Leduc County									
February 2013	95	0	0	0	0	0	0	0	95
February 2012	90	2	0	0	0	0	0	0	92
Morinville Town									
February 2013	40	4	12	0	23	0	0	0	79
February 2012	35	0	8	0	23	0	0	0	66
Parkland County									
February 2013	149	10	0	0	0	0	0	0	159
February 2012	138	4	0	0	0	0	0	0	142
Spruce Grove City									
February 2013	101	88	31	0	17	92	0	0	329
February 2012	93	52	23	0	28	99	0	103	398
St. Albert City									
February 2013	91	10	0	0	0	0	0	118	219
February 2012	119	8	0	0	0	0	0	96	223
Stony Plain Town									
February 2013	42	46	0	0	28	0	0	0	116
February 2012	41	14	0	0	36	0	0	0	91
Strathcona County									
February 2013	193	14	0	0	92	0	0	69	368
February 2012	199	30	0	0	79	186	0	34	528
Sturgeon County									
February 2013	69	0	0	0	0	0	0	0	69
February 2012	114	0	0	0	0	0	0	0	114
Remainder of the CMA									
February 2013	49	0	0	0	0	0	12	0	61
February 2012	49	2	0	0	4	0	4	0	59
Edmonton CMA									
February 2013	3,605	1,260	151	6	1,112	3,794	20	1,689	11,637
February 2012	3,239	832	110	12	839	2,879	19	906	8,836

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
February 2013	251	130	11	0	18	119	2	262	793
February 2012	300	76	0	0	62	0	6	77	521
Beaumont Town									
February 2013	14	2	0	0	0	0	0	0	16
February 2012	14	0	0	0	0	0	0	0	14
Devon Town									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
February 2013	21	4	4	0	0	0	0	0	29
February 2012	15	4	0	0	0	0	0	0	19
Leduc City									
February 2013	32	10	0	0	0	0	0	0	42
February 2012	17	4	0	0	0	0	0	0	21
Leduc County									
February 2013	9	0	0	0	0	0	0	0	9
February 2012	10	0	0	0	0	0	0	0	10
Morinville Town									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	6	0	0	0	0	0	0	0	6
Parkland County									
February 2013	1	0	0	0	0	0	0	0	1
February 2012	10	2	0	0	0	0	0	0	12
Spruce Grove City									
February 2013	13	4	4	0	8	0	0	0	29
February 2012	12	4	4	0	12	0	0	0	32
St. Albert City									
February 2013	11	0	0	0	0	0	0	0	11
February 2012	15	0	0	0	0	0	0	0	15
Stony Plain Town									
February 2013	9	8	0	0	4	0	0	0	21
February 2012	10	4	0	0	0	0	0	0	14
Strathcona County									
February 2013	24	0	0	0	14	0	0	0	38
February 2012	33	0	0	0	8	0	0	0	41
Sturgeon County									
February 2013	17	0	0	0	0	0	0	0	17
February 2012	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
February 2013	8	0	0	0	0	0	0	0	8
February 2012	3	0	0	0	0	0	0	0	3
Edmonton CMA									
February 2013	410	158	19	0	44	119	2	262	1,014
February 2012	451	94	4	0	82	0	6	77	714

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
February 2013	297	113	16	0	67	270	n/a	n/a	763
February 2012	310	86	7	0	77	339	n/a	n/a	819
Beaumont Town									
February 2013	26	2	1	0	0	0	n/a	n/a	29
February 2012	29	2	0	0	1	0	n/a	n/a	32
Devon Town									
February 2013	1	0	0	0	1	0	n/a	n/a	2
February 2012	1	0	0	0	2	0	n/a	n/a	3
Fort Saskatchewan City									
February 2013	62	13	1	1	8	28	n/a	n/a	113
February 2012	53	11	0	0	16	40	n/a	n/a	120
Leduc City									
February 2013	36	22	0	0	1	17	n/a	n/a	76
February 2012	45	7	0	0	7	20	n/a	n/a	79
Leduc County									
February 2013	1	0	0	0	0	0	n/a	n/a	1
February 2012	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
February 2013	15	0	1	0	16	0	n/a	n/a	32
February 2012	18	2	2	0	31	0	n/a	n/a	53
Parkland County									
February 2013	12	4	0	0	0	0	n/a	n/a	16
February 2012	14	4	0	0	0	0	n/a	n/a	18
Spruce Grove City									
February 2013	47	20	21	0	35	0	n/a	n/a	123
February 2012	40	11	10	1	25	24	n/a	n/a	111
St. Albert City									
February 2013	35	0	0	0	0	35	n/a	n/a	70
February 2012	39	0	0	0	0	37	n/a	n/a	76
Stony Plain Town									
February 2013	31	12	0	0	5	52	n/a	n/a	100
February 2012	25	4	0	0	10	57	n/a	n/a	96
Strathcona County									
February 2013	59	3	0	0	24	61	n/a	n/a	147
February 2012	67	6	0	0	23	0	n/a	n/a	96
Sturgeon County									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CMA									
February 2013	5	0	0	0	0	0	n/a	n/a	5
February 2012	4	2	0	0	0	1	n/a	n/a	7
Edmonton CMA									
February 2013	627	189	40	1	157	463	n/a	n/a	1,477
February 2012	648	135	19	1	192	518	n/a	n/a	1,513

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
February 2013	233	121	8	0	30	131	n/a	n/a	523
February 2012	279	60	0	0	58	42	n/a	n/a	439
Beaumont Town									
February 2013	14	2	0	0	0	0	n/a	n/a	16
February 2012	18	0	0	0	0	0	n/a	n/a	18
Devon Town									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
February 2013	17	3	3	0	3	0	n/a	n/a	26
February 2012	17	6	0	0	0	0	n/a	n/a	23
Leduc City									
February 2013	28	11	0	0	0	0	n/a	n/a	39
February 2012	16	5	0	0	0	0	n/a	n/a	21
Leduc County									
February 2013	9	0	0	0	0	0	n/a	n/a	9
February 2012	11	1	0	0	0	0	n/a	n/a	12
Morinville Town									
February 2013	4	0	0	0	3	0	n/a	n/a	7
February 2012	8	0	0	0	3	0	n/a	n/a	11
Parkland County									
February 2013	5	0	0	0	0	0	n/a	n/a	5
February 2012	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
February 2013	11	3	2	0	8	0	n/a	n/a	24
February 2012	14	4	2	0	1	50	n/a	n/a	71
St. Albert City									
February 2013	14	0	0	0	0	0	n/a	n/a	14
February 2012	14	0	0	0	0	0	n/a	n/a	14
Stony Plain Town									
February 2013	9	0	0	0	2	0	n/a	n/a	11
February 2012	10	4	0	0	0	4	n/a	n/a	18
Strathcona County									
February 2013	33	0	0	0	13	6	n/a	n/a	52
February 2012	34	2	0	0	7	0	n/a	n/a	43
Sturgeon County									
February 2013	17	0	0	0	0	0	n/a	n/a	17
February 2012	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
February 2013	7	0	0	0	0	0	n/a	n/a	7
February 2012	2	0	0	0	0	2	n/a	n/a	4
Edmonton CMA									
February 2013	401	140	13	0	59	137	n/a	n/a	750
February 2012	438	82	2	0	69	98	n/a	n/a	689

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Edmonton City	276	223	108	72	168	77	319	0	871	372	134.1
Beaumont Town	12	6	4	0	8	0	0	0	24	6	**
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	20	16	4	6	0	0	0	0	24	22	9.1
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	23	23	14	14	0	0	0	0	37	37	0.0
Leduc County	0	6	0	0	0	0	0	0	0	6	-100.0
Morinville Town	3	3	0	0	4	0	0	0	7	3	133.3
Parkland County	7	9	2	2	0	0	0	0	9	11	-18.2
Spruce Grove City	15	30	6	14	8	8	0	0	29	52	-44.2
St. Albert City	8	13	0	0	0	0	0	0	8	13	-38.5
Stony Plain Town	2	17	8	6	0	0	0	0	10	23	-56.5
Strathcona County	23	27	6	12	0	8	0	0	29	47	-38.3
Sturgeon County	2	5	0	0	0	0	0	0	2	5	-60.0
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
Edmonton CMA	395	378	152	126	188	93	319	0	1,054	597	76.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	494	450	184	150	197	108	471	130	1,346	838	60.6
Beaumont Town	25	11	6	0	12	0	0	0	43	11	**
Calmar Town	1	1	0	0	0	0	0	0	1	1	0.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	31	26	6	10	0	0	0	0	37	36	2.8
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	38	32	24	16	0	0	0	0	62	48	29.2
Leduc County	4	10	0	0	0	0	0	0	4	10	-60.0
Morinville Town	5	7	2	0	8	0	0	0	15	7	114.3
Parkland County	13	13	2	2	0	0	0	0	15	15	0.0
Spruce Grove City	21	39	16	16	16	15	0	0	53	70	-24.3
St. Albert City	11	18	0	0	0	0	0	0	11	18	-38.9
Stony Plain Town	4	23	10	8	0	0	0	0	14	31	-54.8
Strathcona County	41	44	12	20	8	8	0	0	61	72	-15.3
Sturgeon County	8	12	0	0	0	0	0	0	8	12	-33.3
Remainder of the CMA	1	6	0	0	0	0	0	0	1	6	-83.3
Edmonton CMA	699	692	262	222	241	131	471	130	1,673	1,175	42.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Edmonton City	168	77	0	0	319	0	0	0
Beaumont Town	8	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	188	93	0	0	319	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	197	108	0	0	393	0	78	130
Beaumont Town	12	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	15	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	241	131	0	0	393	0	78	130

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Edmonton City	397	290	474	82	0	0	871	372
Beaumont Town	24	6	0	0	0	0	24	6
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	24	20	0	2	0	0	24	22
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	37	37	0	0	0	0	37	37
Leduc County	0	6	0	0	0	0	0	6
Morinville Town	7	3	0	0	0	0	7	3
Parkland County	9	11	0	0	0	0	9	11
Spruce Grove City	29	52	0	0	0	0	29	52
St. Albert City	8	13	0	0	0	0	8	13
Stony Plain Town	10	23	0	0	0	0	10	23
Strathcona County	23	37	6	10	0	0	29	47
Sturgeon County	2	5	0	0	0	0	2	5
Remainder of the CMA	1	0	0	0	0	0	1	0
Edmonton CMA	574	503	480	94	0	0	1,054	597

Table 2.5: Starts by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	700	583	568	125	78	130	1,346	838
Beaumont Town	43	11	0	0	0	0	43	11
Calmar Town	1	1	0	0	0	0	1	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	35	34	2	2	0	0	37	36
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	62	48	0	0	0	0	62	48
Leduc County	4	10	0	0	0	0	4	10
Morinville Town	11	7	4	0	0	0	15	7
Parkland County	15	15	0	0	0	0	15	15
Spruce Grove City	53	66	0	4	0	0	53	70
St. Albert City	11	18	0	0	0	0	11	18
Stony Plain Town	14	31	0	0	0	0	14	31
Strathcona County	45	54	16	18	0	0	61	72
Sturgeon County	8	12	0	0	0	0	8	12
Remainder of the CMA	1	6	0	0	0	0	1	6
Edmonton CMA	1,005	896	590	149	78	130	1,673	1,175

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Edmonton City	251	300	138	86	23	58	381	77	793	521	52.2
Beaumont Town	14	14	2	0	0	0	0	0	16	14	14.3
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	21	15	4	4	4	0	0	0	29	19	52.6
Gibbons Town	2	2	0	0	0	0	0	0	2	2	0.0
Leduc City	32	17	10	4	0	0	0	0	42	21	100.0
Leduc County	9	10	0	0	0	0	0	0	9	10	-10.0
Morinville Town	0	6	0	0	0	0	0	0	0	6	-100.0
Parkland County	1	10	0	2	0	0	0	0	1	12	-91.7
Spruce Grove City	13	12	12	12	4	8	0	0	29	32	-9.4
St. Albert City	11	15	0	0	0	0	0	0	11	15	-26.7
Stony Plain Town	9	10	8	4	4	0	0	0	21	14	50.0
Strathcona County	24	33	6	2	8	6	0	0	38	41	-7.3
Sturgeon County	17	5	0	0	0	0	0	0	17	5	**
Remainder of the CMA	3	1	0	0	0	0	0	0	3	1	200.0
Edmonton CMA	410	451	180	114	43	72	381	77	1,014	714	42.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	534	557	286	170	90	100	492	159	1,402	986	42.2
Beaumont Town	19	18	2	0	0	0	0	0	21	18	16.7
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	42	28	12	12	4	0	0	71	58	111	-47.7
Gibbons Town	4	4	0	0	0	0	0	0	4	4	0.0
Leduc City	42	19	18	4	8	0	0	0	68	23	195.7
Leduc County	13	12	0	0	0	0	0	0	13	12	8.3
Morinville Town	4	13	0	2	0	24	0	0	4	39	-89.7
Parkland County	10	15	0	2	0	0	0	0	10	17	-41.2
Spruce Grove City	36	26	22	26	36	8	202	0	296	60	**
St. Albert City	27	31	0	0	0	0	0	0	27	31	-12.9
Stony Plain Town	17	21	12	4	4	0	0	0	33	25	32.0
Strathcona County	45	58	10	10	26	9	0	0	81	77	5.2
Sturgeon County	26	20	0	0	0	0	0	0	26	20	30.0
Remainder of the CMA	5	2	0	0	0	0	0	0	5	2	150.0
Edmonton CMA	827	825	362	230	168	141	694	230	2,051	1,426	43.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Edmonton City	23	54	0	4	119	0	262	77
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	8	6	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	43	68	0	4	119	0	262	77

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	90	96	0	4	230	82	262	77
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	24	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	36	8	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	26	9	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	168	137	0	4	230	82	464	148

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Edmonton City	392	376	137	62	264	83	793	521
Beaumont Town	16	14	0	0	0	0	16	14
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	29	19	0	0	0	0	29	19
Gibbons Town	2	2	0	0	0	0	2	2
Leduc City	42	21	0	0	0	0	42	21
Leduc County	9	10	0	0	0	0	9	10
Morinville Town	0	6	0	0	0	0	0	6
Parkland County	1	12	0	0	0	0	1	12
Spruce Grove City	21	20	8	12	0	0	29	32
St. Albert City	11	15	0	0	0	0	11	15
Stony Plain Town	17	14	4	0	0	0	21	14
Strathcona County	24	33	14	8	0	0	38	41
Sturgeon County	17	5	0	0	0	0	17	5
Remainder of the CMA	3	1	0	0	0	0	3	1
Edmonton CMA	587	549	163	82	264	83	1,014	714

Table 3.5: Completions by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	823	711	315	192	264	83	1,402	986
Beaumont Town	21	18	0	0	0	0	21	18
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	55	40	3	0	0	71	58	111
Gibbons Town	4	4	0	0	0	0	4	4
Leduc City	60	23	8	0	0	0	68	23
Leduc County	13	12	0	0	0	0	13	12
Morinville Town	4	13	0	24	0	2	4	39
Parkland County	10	17	0	0	0	0	10	17
Spruce Grove City	78	33	16	27	202	0	296	60
St. Albert City	27	31	0	0	0	0	27	31
Stony Plain Town	29	25	4	0	0	0	33	25
Strathcona County	47	64	34	13	0	0	81	77
Sturgeon County	26	20	0	0	0	0	26	20
Remainder of the CMA	5	2	0	0	0	0	5	2
Edmonton CMA	1,205	1,014	380	256	466	156	2,051	1,426

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
February 2013	19	8.2	100	43.3	71	30.7	20	8.7	21	9.1	231	447,200	509,682
February 2012	29	10.5	117	42.2	63	22.7	22	7.9	46	16.6	277	437,600	512,248
Year-to-date 2013	47	9.4	210	41.8	143	28.5	43	8.6	59	11.8	502	447,750	507,848
Year-to-date 2012	59	11.5	214	41.8	119	23.2	38	7.4	82	16.0	512	439,650	510,333
Beaumont Town													
February 2013	0	0.0	8	57.1	2	14.3	4	28.6	0	0.0	14	449,400	481,536
February 2012	0	0.0	7	41.2	5	29.4	3	17.6	2	11.8	17	490,000	502,464
Year-to-date 2013	1	5.3	9	47.4	3	15.8	6	31.6	0	0.0	19	449,800	476,661
Year-to-date 2012	0	0.0	12	54.5	5	22.7	3	13.6	2	9.1	22	432,259	480,874
Calmar Town													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Fort Saskatchewan City													
February 2013	1	5.9	8	47.1	6	35.3	0	0.0	2	11.8	17	435,000	477,188
February 2012	1	5.9	12	70.6	2	11.8	1	5.9	1	5.9	17	402,000	429,265
Year-to-date 2013	2	5.7	17	48.6	10	28.6	3	8.6	3	8.6	35	435,000	473,174
Year-to-date 2012	3	10.7	19	67.9	3	10.7	2	7.1	1	3.6	28	410,750	428,554
Gibbons Town													
February 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Leduc City													
February 2013	11	39.3	7	25.0	6	21.4	4	14.3	0	0.0	28	397,250	412,055
February 2012	4	25.0	4	25.0	2	12.5	4	25.0	2	12.5	16	469,379	502,920
Year-to-date 2013	13	33.3	13	33.3	8	20.5	4	10.3	1	2.6	39	412,800	413,998
Year-to-date 2012	5	27.8	5	27.8	2	11.1	4	22.2	2	11.1	18	440,429	484,625
Leduc County													
February 2013	0	0.0	3	37.5	2	25.0	0	0.0	3	37.5	8	--	--
February 2012	2	18.2	4	36.4	4	36.4	0	0.0	1	9.1	11	429,780	450,182
Year-to-date 2013	2	15.4	4	30.8	2	15.4	2	15.4	3	23.1	13	450,600	516,720
Year-to-date 2012	2	16.7	4	33.3	4	33.3	0	0.0	2	16.7	12	442,390	467,584
Morinville Town													
February 2013	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
February 2012	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2013	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	4	30.8	6	46.2	3	23.1	0	0.0	0	0.0	13	387,100	403,415

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
February 2013	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	--	--
February 2012	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	--	--
Year-to-date 2013	1	14.3	2	28.6	1	14.3	2	28.6	1	14.3	7	--	--
Year-to-date 2012	3	25.0	1	8.3	0	0.0	0	0.0	8	66.7	12	682,500	629,956
Spruce Grove City													
February 2013	3	27.3	2	18.2	4	36.4	1	9.1	1	9.1	11	459,233	452,985
February 2012	0	0.0	9	64.3	4	28.6	1	7.1	0	0.0	14	436,450	448,002
Year-to-date 2013	6	19.4	9	29.0	7	22.6	5	16.1	4	12.9	31	450,778	476,837
Year-to-date 2012	3	12.0	11	44.0	8	32.0	3	12.0	0	0.0	25	442,900	447,536
St. Albert City													
February 2013	0	0.0	2	14.3	5	35.7	1	7.1	6	42.9	14	556,550	597,029
February 2012	0	0.0	2	15.4	6	46.2	3	23.1	2	15.4	13	531,100	558,946
Year-to-date 2013	0	0.0	5	17.9	8	28.6	6	21.4	9	32.1	28	574,800	588,725
Year-to-date 2012	0	0.0	5	19.2	12	46.2	4	15.4	5	19.2	26	511,750	543,996
Stony Plain Town													
February 2013	1	11.1	6	66.7	2	22.2	0	0.0	0	0.0	9	--	--
February 2012	2	25.0	3	37.5	2	25.0	0	0.0	1	12.5	8	--	--
Year-to-date 2013	1	6.7	9	60.0	4	26.7	0	0.0	1	6.7	15	430,000	455,704
Year-to-date 2012	4	28.6	7	50.0	2	14.3	0	0.0	1	7.1	14	398,118	397,889
Strathcona County													
February 2013	1	3.0	10	30.3	7	21.2	7	21.2	8	24.2	33	525,000	642,212
February 2012	0	0.0	5	15.6	11	34.4	5	15.6	11	34.4	32	551,000	651,485
Year-to-date 2013	1	1.9	18	33.3	13	24.1	12	22.2	10	18.5	54	519,500	593,315
Year-to-date 2012	0	0.0	9	17.0	16	30.2	9	17.0	19	35.8	53	555,000	696,594
Sturgeon County													
February 2013	1	5.9	1	5.9	6	35.3	4	23.5	5	29.4	17	550,000	587,059
February 2012	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2013	3	11.5	3	11.5	8	30.8	6	23.1	6	23.1	26	530,000	689,231
Year-to-date 2012	1	5.3	4	21.1	4	21.1	4	21.1	6	31.6	19	570,000	650,526
Remainder of the CMA													
February 2013	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
February 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Edmonton CMA													
February 2013	42	10.6	152	38.5	111	28.1	43	10.9	47	11.9	395	451,900	512,855
February 2012	45	10.6	168	39.5	102	24.0	39	9.2	71	16.7	425	449,985	515,331
Year-to-date 2013	82	10.5	308	39.3	207	26.4	89	11.4	97	12.4	783	450,000	510,869
Year-to-date 2012	87	11.4	299	39.3	179	23.6	67	8.8	128	16.8	760	449,253	517,653

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2013						
Submarket	Feb 2013	Feb 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	509,682	512,248	-0.5	507,848	510,333	-0.5
Beaumont Town	481,536	502,464	-4.2	476,661	480,874	-0.9
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	477,188	429,265	11.2	473,174	428,554	10.4
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	412,055	502,920	-18.1	413,998	484,625	-14.6
Leduc County	--	450,182	n/a	516,720	467,584	10.5
Morinville Town	--	--	n/a	--	403,415	n/a
Parkland County	--	--	n/a	--	629,956	n/a
Spruce Grove City	452,985	448,002	1.1	476,837	447,536	6.5
St. Albert City	597,029	558,946	6.8	588,725	543,996	8.2
Stony Plain Town	--	--	n/a	455,704	397,889	14.5
Strathcona County	642,212	651,485	-1.4	593,315	696,594	-14.8
Sturgeon County	587,059	--	n/a	689,231	650,526	5.9
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	512,855	515,331	-0.5	510,869	517,653	-1.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
February 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	332,080
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	334,573
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	330,899
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	336,068
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	331,835
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,174
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	336,013
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	335,922
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	318,664
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	336,763
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	342,973
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	345,888
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	337,551
	February	1,301	5.7	1,549	2,328	2,467	62.8	334,347	1.4	342,956
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,783	7.0		8,311			329,382	3.2	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	2,161	12.3		5,007			324,731	3.7	
	YTD 2013	2,376	9.9		4,500			329,458	1.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24		128.0	704	4.4	72.8	1,028
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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